

02/16/22 BCC AGENDA SHEET

ROSADA AND KEVIN
(TITLE 30)

ROSADA WY/KEVIN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500211-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:

TENTATIVE MAP consisting of 6 single family residential lots on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action)

RELATED INFORMATION:

APN:

125-32-304-002; 125-32-304-005; 125-32-304-006

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.6
- Number of Lots: 6
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (gross square feet): 21,309/33,685
- Minimum/Maximum Lot Size (net square feet): 18,576/27,184
- Project Type: Single family residential subdivision

The plans depict a 6 lot single family residential subdivision. Access to the 5 northern lots is provided by a 39 foot wide private street from Kevin Way on the east side of the site. Access within the subdivision includes a “T” intersection from the main private street with a private north/south stub street. The southwestern parcel will receive direct access from La Madre Way on the south side of the site.

Landscaping along Kevin Way, north of the entrance to the subdivision, and Rosada Way includes a 6 foot wide landscape strip. Landscaping along Kevin Way, south of the entrance to the subdivision, includes an 11 foot wide landscape strip.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the site and various parcels in Lone Mountain to R-E (RNP-I) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Public Use	R-E (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
DR-21-0739	A design review for a single family subdivision and increase finished grade is a companion item on this agenda.
VS-21-0740	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include the spandrel at the northeast corner of the site;
- Applicant shall coordinate with Public Works - Development Review to apply for a BLM right-of-way grant for Kevin Way;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRANDI REID

CONTACT: BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146